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3760141 04/04/2011 02:32P Weld County, CO
1 of 5 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

David M. Packard, Esq.
PACKARD AND DIERKING, LLC
2595 Canyon Blvd., Suite 200
Boulder, Colorado 80302

(Above space for Recorder's use only)

QUIT CLAIM DEED

(Lots 1 and 2)

THIS DEED, made this 16th day of March, 2011, between **FIRESTONE CROSSING, INC.**, a Colorado corporation, Grantor, whose legal address is 1007 Pearl Street, Suite 270B, Boulder, CO 80302, and the **TOWN OF FIRESTONE**, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, whose legal address is 151 Grant Avenue, Firestone, Colorado 80520, hereinafter referred to as Grantee.

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, has remised, released, sold, conveyed and QUITCLAIMED, and by these presents does remise, release, sell, convey and QUITCLAIM unto Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand, including mineral interests, which Grantor may have in and to the real property, together with improvements, if any, situate, lying and being in Weld County, Colorado, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:

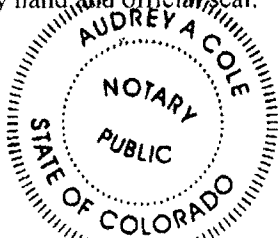
FIRESTONE CROSSING, INC., a Colorado corporation,

By: David Chaknova
David Chaknova, President

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 16th day of March, 2011, by David Chaknova, as President of Firestone Crossing, Inc., a Colorado corporation, Grantor.

Witness my hand and official seal.



Audrey A. Cole
Notary Public
My commission expires: 9/5/2012

**CONSENT OF LENDER
TO QUIT CLAIM DEED**

BOOTH COMMERCIAL, LLC, a Colorado limited liability company, WH GRANT ENTERPRISES, LLC, a Colorado limited liability company, CHAKNOVA FAMILY TRUST, DAVID E. CHAKNOVA TRUST, DAVID E. CHAKNOVA, and CAROLYN ANN FRENCH (collectively, "Lender"), a deed of trust beneficiary under a Deed of Trust ("Deed of Trust") dated February 21, 2007, and recorded on February 28, 2007, under Reception No. 3458669 of the records of the Clerk and Recorder of the County of Weld, Colorado, upon certain real property including possibly, as a part thereof, the property described on Exhibit A attached hereto, by and through David E. Chaknova, for himself, as attorney-in-fact under that Power of Attorney recorded on June 1, 2007, under Reception No. 3480227, and as authorized agent under Statements of Authority recorded on May 10, 2007, under Reception No. 3474871 June 1, 2007, under Reception No. 3480225, 3480226, and 3480228, hereby consents to the grant and recording of the foregoing Quit Claim Deed and release from the Deed of Trust the property described in Exhibit A attached hereto only, so that the terms of the Deed of Trust shall continue to apply as to the remainder of the real property described in said Deed of Trust according to the terms thereof.

BOOTH COMMERCIAL, LLC, a Colorado limited liability company, WH GRANT ENTERPRISES, LLC, a Colorado limited liability company, CHAKNOVA FAMILY TRUST, DAVID E. CHAKNOVA TRUST, DAVID E. CHAKNOVA, and CAROLYN ANN FRENCH

By: _____

Name: David E. Chaknova

Title: Individually, Attorney-in-Fact, and Authorized Agent

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing Consent of Lender to Quit Claim Deed was acknowledged before me this 16th day of March, 2011, by David E. Chaknova, for himself and as attorney-in-fact under that Power of Attorney recorded on June 1, 2007, under Reception No. 3480227, and authorized agent under Statements of Authority recorded on May 10, 2007, under Reception No. 3474871 June 1, 2007, under Reception No. 3480225, 3480226, and 3480228, for Booth Commercial, LLC, a Colorado limited liability company, WH Grant Enterprises, LLC, a Colorado limited liability company, Chaknova Family Trust, David E. Chaknova Trust, David E. Chaknova, and Carolyn Ann French, collectively, Lender.

Witness my hand and official seal.

Notary Public

My commission expires: 9/5/2012

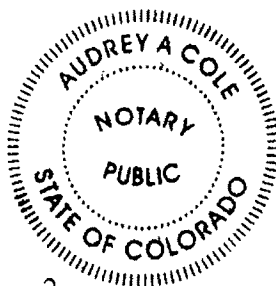


EXHIBIT A
To Quit Claim Deed
LEGAL DESCRIPTION
(Page 1 of 3)

ALL OF THE WEST 1.5 FEET OF LOT 1 AS DELINEATED BY THE FINAL PLAT OF FIRESTONE CROSSING FILING NO. 1 (RECEPTION NO. 3488651) AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL OF LAND CONTAINS 405 SQUARE FEET (0.0093 ACRES), MORE OR LESS (AND IS DEPICTED ON PAGE 2 OF 3 OF THIS EXHIBIT).

AND

ALL OF THE WEST 1.5 FEET OF LOT 2 AS DELINEATED BY THE FINAL PLAT OF FIRESTONE CROSSING FILING NO. 1, REPLAT NO. 2 (RECEPTION NO. 3535645) AND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL OF LAND CONTAINS 250 SQUARE FEET (0.0057 ACRES), MORE OR LESS (AND IS DEPICTED ON PAGE 3 OF 3 OF THIS EXHIBIT).



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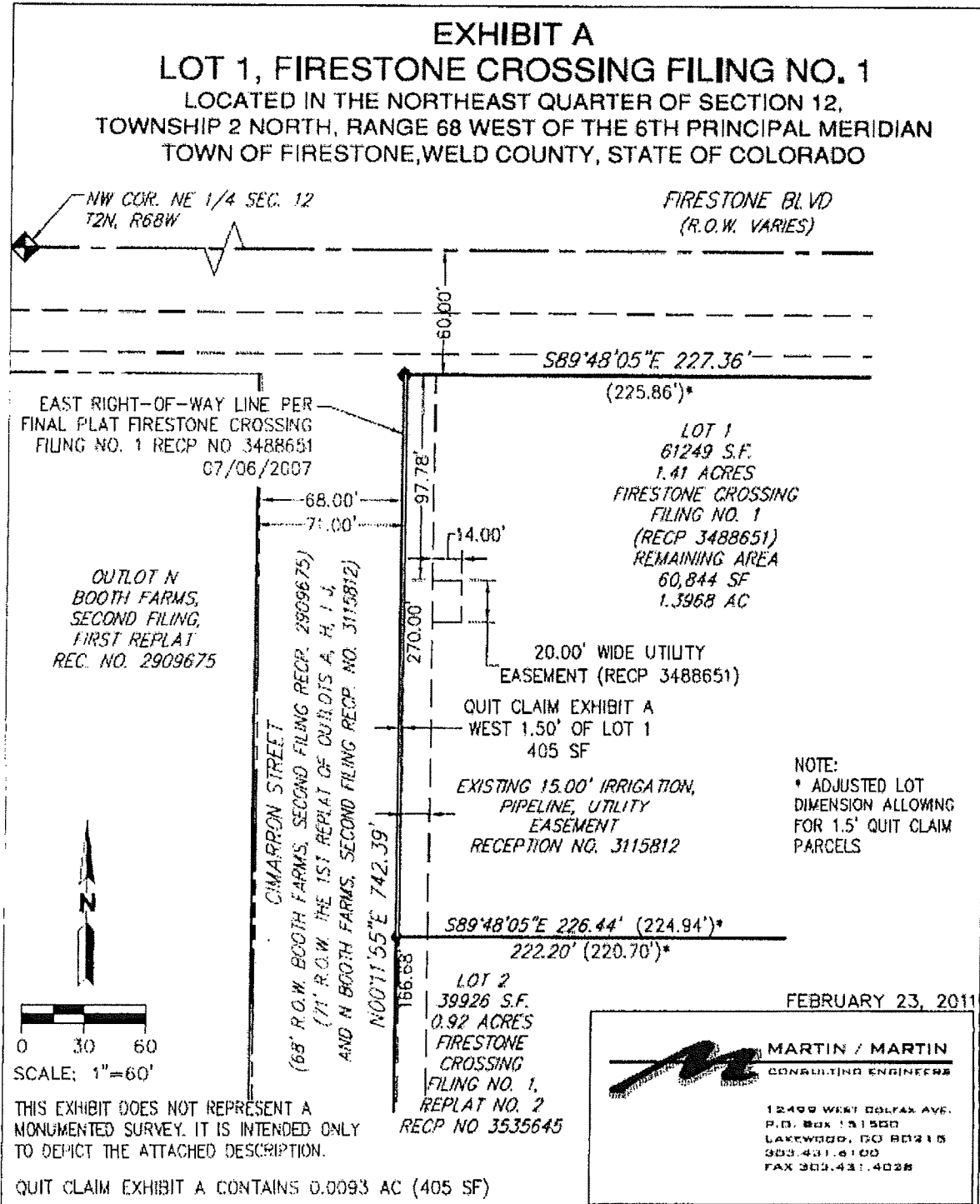


EXHIBIT A
To Quit Claim Deed
LEGAL DESCRIPTION
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